

\$798,000 - 394 Main Street, Mahone Bay

MLS® #202505814

\$798,000

3 Bedroom, 2.00 Bathroom, 1,849 sqft

Residential on 1.18 Acres

B2, Mahone Bay, NS

This classic, two and a half story, Edwardian home in beautiful Mahone Bay by the sea, is centrally located and just a five minute walk to the ocean. The house fronts on a level sidewalk on Main Street and consists of more than one acre -running from Main St to Kinburn St at the rear and fronting on both banks of the Maggie Maggie River. The home offers 3 floors of living space with a seasonal loft above its original carriage house. A generous-sized, front foyer, accessed from the covered verandah, has its original wood staircase complimenting the natural wood floors featured throughout this gracious, heritage home. The living-room, with its high ceilings and period moldings, has a broad bay window to the front and pocket doors to a separate dining-room at the rear. The dining-room has its own bay and an antique, built-in cupboard. The kitchen, which is newly appointed, is accessed from the front foyer, the dining-room or the back entry - which has a laundry/bath to one side and cloak closet to the other. One enters the mudroom from a large deck overlooking the back garden - the ideal location for family summer entertaining with friends. The carriage house in the back garden has a garage with storage at the front and a large workshop at the rear. An interior staircase leads to the loft 'summer get-away'. The 2nd floor of the main house has two bedrooms and a shared family bath, with a small den at the rear which serves as a passthrough to the attic staircase. The 3rd



level of this home offers an alternative 3rd bedroom and a spacious family den at the front. One of this home's most beautiful aspects is that the property is traversed by a winding river which passes through a park-like setting at the rear, and fronts on Kinburn Street. Town amenities are a short walk away. This home has been renovated from "A to Z" including a metal roof with newly installed solar panels sized to 100% offset of power consumption, electric car charger, and a ducted heat-pump furnace.

Built in 1905

Essential Information

MLS® #	202505814
Price	\$798,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,849
Acres	1.18
Year Built	1905
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 21st, 2025

Community Information

Address	394 Main Street
Area	South Shore
District	405-Lunenburg County
Sub-District	B2
City	Mahone Bay
County	Lunenburg
Province	NS
Postal Code	B0J 2E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Gravel, Parking Spaces(s), Shared
# of Garages	1
Is Waterfront	Yes
Waterfront	River Front, River Access, Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Heat Pump
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Rolling Slope, Sloping/Terraced, Wooded
Roof	Metal
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Bayview Community School
Middle	Bayview Community School
High	Park View Education Centre

Additional Information

Zoning	res
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Listing Details

Listing Office	Engel & Volkers (Lunenburg)
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